

**Manasota and Sandpiper Key Advisory Committee
Meeting Minutes
December 19, 2012**

Call to Order

The meeting was called to order at 9:00 a.m. by Chairman Wayne Largent. All members were present. Buddy Brazelton attended as Building and Growth Management Staff Liaison.

Minutes

No minutes were available for 11-21-12, Wayne Largent agreed to prepare minutes for the January meeting.

ARC Items

The committee reviewed an application for 5192 The Point. The plan showed the building height as 2 1/2 feet above the Overlay code limit and did not clearly state pilings would be augured and not pounded. Buddy explained the zoning for the Point was still listed as RSF and not MSF. He stated he had conferred with Shaun Cullinan and Roxann Reed and they agreed the Point was County code. BJ reminded the committee she and Roxann discussed the problem several years earlier and the zoning listing was determined to be a Scribner's error. Roxann Jeff Ruggieri agreed to correct the problem. The application was tabled due to County Scribner's error until the next meeting. Motion passed.

2700 N. Beach Rd. Pelican Landings preliminary Review for 5x8 storage units at ground level secured in gravel. Pelican Committee members assured the Advisory Committee; parking was not reduced, anchoring wind zone would be 160mph, no electricity, State Building code would apply and proper coastal permits would be secured.

OLD BUSINESS

There was no response from County staff regarding our request to review the Overlay code before it is presented to the general public.

OLD BUSINESS

Lemon Bay Cove, LLC was discussed. The committee is still waiting for the results from SWFMD. Jack explained the Arney Corp. of Engineers would likely take close to a year for their review and recommendation.

Jack notified the committee the Page condo. next to La Coquina was violating the density limit by renting 8 units instead of the 6 permitted. This had been the Advisory Committees concern when the project was allowed to have "mother-in-law units"

Tina and Jack discussed their meeting with Commissioner Truex. It was decided by the committee to invite him to their next meeting. Some of Commissioner Truex concerns were:

- a. Signage
- b. Pilings
- c. Rooftop livable space
- d. Existing non conforming lots should not have special exemptions and be subject to all zoning requirements.
- e. Sloped roofs and the need to reinstate the "wedding cake provision

Suggestion was made for the County to buy the few 35 ft. wide nonconforming lots and create small parks.

BJ reminded the committee of Three 50 ft. wide, 450 foot deep lots on the Gulf being sold together. If bought by the County they would make a lovely addition to the park system and would have plenty of parking area.

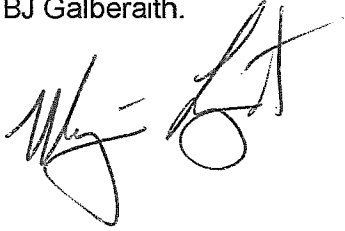
Betty Sue reminded the committee of the need to take Commissioners and Staff on a tour of the Islands to better familiarize them of the reasons the existing Overlay Code should differentiate from the County code.

The meeting was adjourned at 11:52AM

The next meeting will be Jan.2 2013

Respectfully submitted,

BJ Galberaith.

A handwritten signature in black ink, appearing to be "BJ Galberaith", written in a cursive style.